

DEPARTMENT OF PLANNING
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: November 19, 2008

CMPT 2008-0012, T-Mobile at Belmont, Toll Brothers Building

DECISION DEADLINE: December 4, 2008

ELECTION DISTRICT: Broad Run

PROJECT PLANNER: Pat Giglio

EXECUTIVE SUMMARY

T-Mobile Northeast LLC of Beltsville, Maryland, has submitted an application for Commission approval to permit the installation of nine (9) telecommunications panel antennas and three (3) associated equipment cabinets on the roof of an existing 5-story office building in the Planned Development–Office Park (PD-OP) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and requires a Commission Permit in accordance with Sections 5-618(A) and 6-1101. The existing 5-story office building is located on a parcel containing 30.87 acres on the west side of Russell Branch Parkway, 0.3 miles southwest of the intersection of Harry Byrd Highway (Route 7) and Claiborne Parkway, at 19775 Belmont Executive Plaza, Ashburn, Virginia in the Broad Run Election District. The area is governed by the policies of the Revised General Plan (Suburban Policy Area) and the Strategic Land Use Plan for Telecommunications Facilities which designate this area for Keynote Employment uses.

RECOMMENDATIONS

Staff recommends that the Planning Commission approve the Commission Permit and forward this application to the Board of Supervisors for ratification. As proposed, the application is consistent with County land use policies and the Revised 1993 Zoning Ordinance.

SUGGESTED MOTIONS

1. I move that the Planning Commission approve CMPT 2008-0012, T-Mobile at Belmont, Toll Brothers Building, and forward the application to the Board of Supervisors for ratification, based on the Findings contained in the November 19, 2008, Planning Commission staff report and subject to the Commission Permit Plat dated February 29, 2008, revised through October 6, 2008.

OR,

2. I move that the Planning Commission forward CMPT 2008-0012, T-Mobile at Belmont, Toll Brothers Building, to Committee for further discussion.
- OR,
3. I move an alternate motion.

VICINITY MAP



Directions:

From Leesburg, take Harry Byrd Highway (Route 7) east. Turn south onto Claiborne Parkway travel approximately 1/4 of a mile. Turn right on Russell Branch Parkway. The Toll Brothers Building is located on the left at 19775 Belmont Executive Plaza.

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I. APPLICATION INFORMATION

APPLICANT T-Mobile Northeast
12050 Baltimore Ave
Beltsville, MD 20705

REPRESENTATIVE T-Mobile Northeast
Amy Bird, Zoning Manager
12050 Baltimore Ave
Beltsville, MD 20705
410-703-6541
amy.bird3@t-mobile.com

APPLICANT'S REQUEST A Commission Permit request to collocate a wireless telecommunication facility on an existing building.

LOCATION 19775 Belmont Executive Drive, Ashburn, Virginia

TAX MAP/PARCEL # Tax Map /62/////23/ MCPI # 083-27-1064

ZONING PD-OP

ACREAGE OF SITE 30.87 acres

SURROUNDING ZONING/ LAND USES

	ZONING	PRESENT LAND USES
NORTH	PD-OP	Keynote/Vacant
SOUTH	PD-OP	Residential
EAST	PD-OP/ PC-CC-CC	Keynote/Church
WEST	PD-H4	Keynote/Vacant

II. REFERRAL AGENCY COMMENT SUMMARY

REFERRAL AGENCY	ISSUES EXAMINED AND STATUS
Comprehensive Plan	<ul style="list-style-type: none"> o Proposed site and rooftop location is an appropriate and preferred location as identified in the <u>Strategic Land Use Plan for Telecommunications Facilities</u> – no issues o Overall stealth design and visual impact of the proposed panel antennas and associated equipment cabinets located behind the parapet wall of the building are in conformance with the design guidelines for telecommunications facilities – no issues o Commitment to removal of facility following cessation of use – issue resolved o Commitment to proposed design elements – issue resolved
Zoning	<ul style="list-style-type: none"> o A commission permit is required per Section 6-1101 – no issues o Administrative / notational corrections to permit plat – issue resolved
Emergency Services	<ul style="list-style-type: none"> o No issues

III. FINDINGS

1. The proposed telecommunication use is in conformance with the general location and design policies outlined in the Revised General Plan and Strategic Land Use Plan for Telecommunications Facilities which identifies co-location on existing tall structures as a preferred location for telecommunication antennas.
2. The proposed telecommunications antennas and associated equipment cabinets are in accordance with the Revised 1993 Zoning Ordinance for the PD-OP (Planned Development – Office Park) zoning district.

IV. PROJECT REVIEW

A. CONTEXT

T-Mobile Northeast LLC of Beltsville, Maryland, has submitted an application for Commission approval to permit installation of nine (9) telecommunications panel antennas and three (3) associated equipment cabinets on the roof of the 5-story Toll Brothers Building. The site is currently zoned PD-OP (Planned Development – Office Park) and is part of the Belmont Development (ZMAP 1996-0003). Telecommunications antennas are a permitted use within the district pursuant to specific performance standards; however, such facilities require a Commission Permit in order for the Planning Commission to evaluate the proposal's consistency with the Comprehensive Plan. The Toll Brothers Building is located on the west side of Russell Branch Parkway approximately 0.3 miles southwest of the intersection of Harry Byrd Highway (Route 7) and Claiborne Parkway, at 19775 Belmont Executive Plaza, Ashburn. The subject site is located within the Suburban Policy Area in the Ashburn Community.

Specifically, the applicant requests to locate nine (9) sled-mounted telecommunication antennas and three (3) equipment cabinets on the roof of the 5-story Toll Brothers Building. The proposed antennas and equipment cabinets will be screened by the existing standing-seam metal parapet wall to provide a stealth design. A portion of the existing standing-seam metal parapet wall will be replaced with RF-friendly material painted to match the existing standing-seam metal in front of each of the nine antennas. The RF-friendly material will allow telecommunication signals to be received and relayed to the antennas without the interference of the existing standing-seam metal parapet wall while completely screening the proposed telecommunication equipment.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues with this application.

C. OVERALL ANALYSIS

COMPREHENSIVE PLAN

LAND USE

The site is located in the Ashburn Community within the Suburban Policy Area and is governed under the policies of the Revised General Plan (the Plan). The Revised General Plan designates this area for Keynote Employment uses. The proposed use is specifically governed under the policies of the Strategic Land Use Plan for Telecommunications Facilities (Telecommunications Plan).

LOCATION POLICIES

To minimize the need for new facilities, the Telecommunications Plan directs that new commercial telecommunication antennas be located on "existing buildings, towers, monopoles, water tanks, overhead utility transmission line structures and other tall structures wherever possible." The roof top location of the proposed site is considered a preferred location because it effectively uses the height of the existing building to provide improved wireless coverage to the area without requiring the construction of a new tower or monopole. Staff finds the proposed site and roof top location is an appropriate and preferred location as identified by the Plan.

DESIGN GUIDELINES

The Telecommunications Plan calls for design standards to mitigate the visual impacts of commercial public telecommunications facilities so as to "blend with the natural and built environment of the surrounding area." The Plan directs that specific attention be paid to issues pertaining to the setting, color, lighting, topography, materials, and architecture. Antennas and other telecommunication devices should be neutral in color to blend with the background, unless otherwise directed by the Federal Aviation Administration (FAA). Accessory structures and equipment buildings should also blend with the surrounding

environment through the use of appropriate color, texture of materials, scale, landscaping, and visual screening.

The applicant has proposed a stealth design for the proposed telecommunication facility where the nine (9) sled-mounted telecommunication antennas and three (3) equipment cabinets will be screened by the existing standing-seam metal parapet wall which surrounds the roof of the 5-story building. A portion of the existing standing-seam metal parapet wall will be replaced with RF-friendly material painted to match the existing standing-seam metal in front of each of the nine antennas. Based on the drawings and with the applicants commitment to paint the proposed RF-friendly material to match the standing-seam metal parapet, it is anticipated that there will be no visual impact associated with the installation of the telecommunication equipment on the roof of the existing building.

Photograph of South and East Elevation – Toll Brothers Building



Staff finds the overall stealth design and visual impact of the proposed installation of telecommunication antennas and associated equipment on the roof of the existing building behind the parapet wall is in conformance with the design guidelines for telecommunication facilities; however, it is recommended that the applicant commit to the facility design elements proposed in the Statement of Justification. The applicant has demonstrated this commitment as note Sheets C-3 and C-4 of the Commission Permit plat.

SAFETY AND HEALTH POLICIES

Plan policies state “an applicant or its successors shall remove all unused structures and facilities from a commercial public telecommunications site, including towers and monopoles, within 90 days of cessation of commercial public telecommunications use or the expiration of the lease, whichever occurs first, and the site should be restored as closely as possible to its original condition.” Staff has recommended that the applicant commit to the removal of the facility following cessation of use. The applicant has included this commitment as a note on Sheet T-1 of the Commission Permit plat.

ZONING

The subject property is zoned Planned Development-Office Park (PD-OP) and is regulated by the Revised 1993 Loudoun County Zoning Ordinance. While telecommunication antenna facilities are a permitted use within the PD-OP district per Section 4-303(Z), several performance standards apply regarding size, location, and screening of antennas and associated equipment (Section 5-618(A)). Further, a commission permit is required per Section 6-1101. This action affords the Planning Commission the opportunity to evaluate whether or not a proposed facility is “substantially in accord” with the adopted Comprehensive Plan.

Staff noted several notational changes to the Commission Permit plat. The applicant has revised the plat accordingly.

V. ATTACHMENTS (UNLESS NOTED OTHERWISE, ATTACHMENTS ARE NOT AVAILABLE ELECTRONICALLY BUT MAY BE OBTAINED FROM THE DEPARTMENT OF PLANNING)	PAGE NUMBER
1. Review Agency Comments	A-1
a. Planning, Comprehensive Planning (9/20/08)	A-1
b. Building and Development, Zoning (9/19/08)	A-5
2. Applicant's Statement of Justification (5/22/08)	A-6
3. Applicant's Response to Referral Comments (10/10/08)	A-10
4. Commission Permit Plan Set dated February 29, 2008, revised through October 8, 2008	Follows A-10

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County of Loudoun
Department of Planning
MEMORANDUM

DATE: August 20, 2008

TO: File CMPT 2008-0012

FROM: ^{pb} Pat Giglio, Planner
Community Planning

SUBJECT: CMPT 2008-0012, T-Mobile at Belmont Toll Brothers Building

BACKGROUND

The applicant, T-Mobile Northeast, is requesting a Commission Permit to locate nine (9) sled-mounted telecommunication antennas and three (3) equipment cabinets on the roof of the Toll Brothers Building, located at 19775 Belmont Executive Plaza in Ashburn. The Toll Brothers Building is a 5-story brick building that terminates in a flat roof with standing seam metal parapet. The proposed antennas and equipment cabinets will be screened by the parapet wall; the existing standing seam metal panels in front of the proposed antennas will be replaced with a RF-friendly material painted to match the existing standing seam metal.

The subject site is zoned Planned Development–Office Park (PD-OP) and governed under the provisions of the Revised 1993 Zoning Ordinance. In accordance with the Revised 1993 Zoning Ordinance, telecommunication antennas are permitted by-right on existing structures forty (40) feet in height or greater, but a Commission Permit is required whenever a public utility or public service facility is constructed. A Commission Permit is used to determine if the general location, character, and extent of the proposed use is in substantial accord with the Comprehensive Plan.

The installation of the proposed panel antennas and associated equipment on the existing building requires no land disturbance or impact on any aspects of the Green Infrastructure as outlined in the Revised General Plan.

COMPREHENSIVE PLAN CONFORMANCE

The site is located in the Ashburn Community within the Suburban Policy Area and is governed under the policies of the Revised General Plan (the Plan). The Revised General Plan designates this area for Keynote Employment uses

(Revised General Plan, Planned Land Use Map, p. 7-23). The proposed use is specifically governed under the policies of the Strategic Land Use Plan for Telecommunications Facilities (*Telecommunications Plan*).



Toll Brothers Building view northwest from Russell Branch Parkway.

ANALYSIS

A. LAND USE

Location Policies

To minimize the need for new facilities, the Telecommunications Plan directs that new commercial telecommunication antennas be located on “existing buildings, towers, monopoles, water tanks, overhead utility transmission line structures and other tall structures wherever possible” (*Telecommunications Plan, Policy 1, p. 3*). The roof top location of the proposed site is considered a preferred location because it effectively uses the height of the existing building to provide improved wireless coverage to the area without requiring the construction of a new tower or monopole. The proposed roof top location is consistent with Plan policies and

countywide goals to minimize the need for construction of new towers and monopoles (*Telecommunications Plan, Policy 1, p.3*).

Staff finds the proposed site and roof top location is an appropriate and preferred location as identified by the Plan.

Design Guidelines and Visual Impact

The Telecommunications Plan calls for design standards to mitigate the visual impacts of commercial public telecommunications facilities so as to “blend with the natural and built environment of the surrounding area.” The Plan directs that specific attention be paid to issues pertaining to the setting, color, lighting, topography, materials, and architecture. Antennas and other telecommunication devices should be neutral in color to blend with the background, unless specifically required by the FAA to be painted or lighted otherwise (*Telecommunications Plan, Policy 2, p. 6*). Accessory structures and equipment buildings should also blend with the surrounding environment through the use of appropriate color, texture of materials, scale, landscaping, and visual screening (*Telecommunications Plan, Policy B 3, p. 7*).

The application includes drawings depicting the proposed location of the nine (9) sled-mounted telecommunication antennas and three (3) equipment cabinets on the roof of the existing building. The antennas and equipment cabinets will be screened by the existing standing seam metal parapet wall to provide a stealth design. A portion of the existing standing seam metal parapet wall will be replaced with RF-friendly material painted to match the existing standing seam metal in front of each of the nine antennas. The RF-friendly material will allow telecommunication signals to be received and relayed to the antennas without the interference of the existing standing seam metal parapet wall. Based on the drawings and with the understanding that the proposed RF-friendly material will be painted to match the standing seam metal parapet, it is anticipated that there will be no visual impact associated with the installation of the nine (9) sled-mounted telecommunication antennas and three (3) equipment cabinets on the roof of the existing building.

Staff finds the overall stealth design of the proposed installation of telecommunication antennas and associated equipment on the roof of the existing building behind the parapet wall is in conformance with the design guidelines for telecommunication facilities and no visual impact is anticipated from the proposed installation. Staff recommends the applicant commit to the details of the facility design as proposed by including notes on the submitted plats.

B. SAFETY AND HEALTH POLICIES

Plan policies state “an applicant or its successors shall remove all unused structures and facilities from a commercial public telecommunications site,

including towers and monopolies, within 90 days of cessation of commercial public telecommunications use or the expiration of the lease, whichever occurs first, and the site should be restored as closely as possible to its original condition" (*Telecommunications Plan, Policy C2, p. 10*).

Staff recommends that the applicant commit for removal of the facility following cessation of use.

RECOMMENDATIONS

Staff finds that the application is in conformance with the general location and design policies outlined in the Revised General Plan and Strategic Land Use Plan for Telecommunications Facilities which identifies co-location on existing tall structures as a preferable location for telecommunication antennas. Staff finds the overall stealth design and visual impact of the proposed installation of telecommunication antennas and associated equipment on the roof of the existing building behind the parapet wall is in conformance with the design guidelines for telecommunication facilities. Staff recommends that applicant commit to the proposed details of the facility design and removal of the facility following cessation of use.

Staff recommends approval of the subject Commission Permit.

cc: Julie Pastor, AICP, Planning Director
Cindy Keegan, AICP, Program Manager, Community Planning – via e-mail

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION REFERRAL

DATE: August 19, 2008

TO: Pat Giglio, Project Manager

THROUGH: Marilee Seigfried, Deputy Zoning Administrator

FROM: Nita Bearer, Planner, Zoning Administration *nh*

CASE NUMBER AND NAME: CMPT-2008-0012
T-Mobile at Belmont Toll Brothers Building

LCTM/MCPI: /62/////////23/
083-27-1064

PLAN SUBMISSION NUMBER: 1st Referral

I. APPLICATION SUMMARY

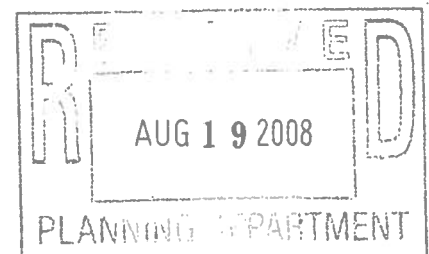
Zoning staff has reviewed the above-referenced commission permit application for conformance with the Revised 1993 Loudoun County Zoning Ordinance. The parcel is split zoned Planned Development-Office Park and Planned Development-Housing 4.

The materials submitted for review of the application consist of the following:

1. Information Sheet
2. Statement of Justification dated May 22, 2008
3. Plat package dated February 28, 2008 revised through May 19, 2008

COMMENTS:

1. According to LMIS, the subject property is 30.87 acres.





May 22, 2008

Loudoun County
Department of Building and Development
1 Harrison Street, SE
Leesburg, VA 20177

RE: T-Mobile Northeast LLC
Site WAN311
19775 Belmont Executive Plaza, Ashburn, VA 20147

To Whom It May Concern:

T-Mobile Northeast LLC ("T-Mobile"), a FCC licensed E-Block digital PCS service provider, respectfully requests that the Loudoun County Department of Building and Development review a proposed commission permit application for T-Mobile to install a proposed telecommunication facility located at 19775 Belmont Executive Plaza, Ashburn, VA 20147. The application is for collocation of telecommunications antennas onto an existing commercial rooftop. This application is substantially in accord with the Loudoun County 1993 Zoning Ordinance Section 5-618. T-Mobile's FCC license covers the Greater Washington and Baltimore Metropolitan areas, including Loudoun County and other areas of Northern Virginia.

APPLICANT:

T-Mobile Northeast LLC ("T-Mobile")
12050 Baltimore Avenue
Beltsville, MD 20705
Tel: 240-264-8616
Fax: 240-264-8604

SITE LOCATION:

Address: 19775 Belmont Executive Plaza
PIN #: 083-27-1064-000
Tax Map #: /62////////23/
Zoning District: PD-OP
Use: Commercial/Industrial

DESCRIPTION OF PROPOSED USE:

T-Mobile proposes to install an unmanned wireless telecommunications facility which will consist of nine (9) antennas mounted on to the Toll Bros. Belmont building rooftop, located at 19775 Belmont Executive Plaza, Ashburn, VA 20147. T-Mobile's antennas will be sled

12050 Baltimore Avenue
Beltsville, MD 20705



mounted to provide an approximate antenna centerline of 79 feet. In addition to the antennas, T-Mobile will install three proposed ancillary equipment cabinets on a 4' x 34' non-penetrating platform located on the roof. The antennas and equipment will be screened behind a stealth screen wall, which will match the existing parapet wall, and will not be visible from adjacent properties. This facility is sought to fill a much-needed gap in wireless coverage along Route 7 and to provide coverage in the surrounding Broad Run residential area.

The facility will operate automatically and will not require personnel or hours of attendance. It will operate twenty-four (24) hours a day, three hundred and sixty-five days a year. Maintenance personnel will visit the site occasionally for repairs or modifications to the facility.

REQUIREMENT FOR PROPOSED USE:

The proposed facility is a vital component of T-Mobile's area-wide wireless telecommunications network. T-Mobile proposes to make use of an existing structure to eliminate the need for a new telecommunications tower in this search area and to minimize the visual impact of the project on surrounding property owners. This site is not only strategically superior to other sites in the area, but also makes use of an existing structure which is a stated goal of the Loudoun County Zoning Ordinance.

Telecommunications carriers must locate antenna sites according to a network design within relatively limited geographic parameters in order to provide uninterrupted coverage. When carriers cannot locate a site within these geographic parameters, network users will pass through an area where the lost signal results in interrupted or "dropped" calls. This poses a significant safety problem, both from the standpoint of lack of coverage in emergencies and because an interrupted call may mean a dangerous distraction to drivers. In addition, an incomplete system is inconsistent with T-Mobile's legal requirements to provide continuous coverage and to provide coverage to a percentage of the population within specific time parameters as required by its FCC license.

This site offers both an excellent land-use and visual solution to T-Mobile's coverage objective within the narrow placement parameters of this particular search area. T-Mobile's analysis of its network indicates that there are significant coverage problems along Route 7 in the Broad Run area in this part of Loudoun County. T-Mobile is making use of this existing structure to avoid constructing a new monopole or tower. Consequently, this facility will be the least disruptive means to provide the needed coverage in the area.

ANTICIPATED IMPACTS ON ADJOINING PROPERTIES

The proposed facility will have no impact as to traffic, noise, light pollution, air quality, water quality, or radiation on adjoining properties. As stated previously, this proposal will make

use of an existing structure so that there will be little to no adverse visual impact on surrounding properties.

RELATIONSHIP OF THE PROPOSAL TO CPAM 1996-0003, STRATEGIC LAND USE PLAN FOR TELECOMMUNICATIONS FACILITIES BOS

The proposed facility is consistent with and furthers the goals of the Comprehensive Plan.

- A. *Location Policies – The Location Policies establish a hierarchy of preferred locations for new commercial public communication facilities. The County’s first preference is to have new antennas collocate on existing tall structures, monopoles and towers in order to minimize the need for new towers and monopoles.***

By making use of a preferred tall structure, an existing rooftop, T-Mobile is furthering the goals of the Comprehensive Plan.

RELATIONSHIP OF THE PROPOSAL TO THE ZONING ORDINANCE

The proposed facility is consistent with and furthers the transcendent goals of the Loudoun County Zoning Ordinance Section 5-618.

The location, character and extent of the application should be found to be in substantial accord with the Zoning Ordinance. In terms of location, property that contains existing structures is encouraged by the ordinance for new site development. In addition, making use of this type of collocation is a common siting solution for wireless carriers in Loudoun County, Virginia.

Regarding the character of the proposal, this property is zoned PD-OP, thus the fact that this will be a screened commercial rooftop collocation makes this facility consistent with the Zoning Ordinance. The proposed facility poses no encroachment on any existing easements or services, and the height is the minimum needed to serve the facility’s goals for the applicant.

Under the “Telecommunications Use And/Or Structures” section 5-618, it states:

- (A) *Antennas. Structure mounted and roof top mounted antennas and related unmanned equipment may be developed subject to the performance standards below to the extent permitted by right in the district use lists.***

- (1) *Antennas and related unmanned equipment are permitted on an existing telecommunications monopole, telecommunications tower, or structure forty (40) feet or greater in height in all zoning districts subject to the performance standards outlined in this section.***

By making use of an existing 69' commercial rooftop, T-Mobile has avoided the construction of a new structure, and thus furthered this objective of the zoning ordinance.

- (5) ***Directional or panel antennas shall not exceed five (5) feet in height or two (2) feet in width and shall be of a material or color which matches the exterior of the building or structure.***

T-Mobile will install antennas that measure 59" in height, 11.9" in width, and 6.3" in depth. The stealth screen wall will hide the antennas entirely so that the color of the antennas will not be a factor. See Exhibit A (Antenna Specs).

- (7) ***No commercial advertising shall be allowed on any antenna.***

T-Mobile will not place any commercial advertising on the antennas.

- (9) ***The related unmanned equipment structure(s) shall not contain more than 500 square feet of total gross floor area per user on each site. Structures shall not exceed 12 feet in height. The structure shall be of a material or color which matches the exterior of the building or structure.***

T-Mobile will install three (3) equipment cabinets that will blend with the existing rooftop and will not exceed the 12 foot height limitation. The square footage for the equipment platform is 385 square feet.

- (10) ***If the equipment structure is located on the roof of a building, the area of the equipment and structures shall not occupy more than twenty-five (25) percent of the roof area.***

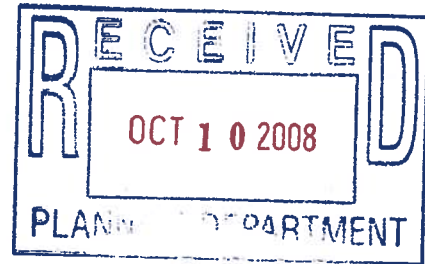
T-Mobile's equipment platform will occupy only 1.7 percent of the entire roof area.

There is no underlying zoning history on the parcel. Please contact me if you have any questions with reference to this submission at Amy.Bird3@T-Mobile.com or (240) 264-8616.

Kind Regards,



Amy Bird
Zoning Manager
Network Building & Consulting, LLC
Consultant for T-Mobile Northeast LLC



October 10, 2008

Mr. Patrick Giglio
Planner
Loudoun County Planning
1 Harrison Street, SE
Leesburg, VA 20175

RE: CMPT 2008-0012, T-Mobile at Belmont, Toll Brothers Building

Dear Mr. Giglio:

This letter is in response to the referral and comments we received from the Departments of Building and Development and Planning regarding our commission permit application, CMPT 2008-0012. T-Mobile offers the following response to address these comments:

1. T-Mobile has revised the drawings to reflect the correct acreage, 30.87 acres;
2. T-Mobile agrees that, as stated in the Telecommunications Plan, T-Mobile "or its successors shall remove all unused structures and facilities from a commercial public telecommunications site, including towers and monopoles, within 90 days of cessation of commercial public telecommunications use or the expiration of the lease, whichever occurs first, and the site should be restored as closely as possible to its original condition" (*Telecommunications Plan, Policy C2, p. 10*); and
3. T-Mobile's telecommunication equipment will be painted to match the existing rooftop.

T-Mobile has revised the attached plans to reflect these comments. Please feel free to contact me at 240-264-8616 should you require any additional revisions.

Sincerely,

Amy Bird
Zoning Manager
T-Mobile Northeast LLC